



HISTORIC DESIGN REVIEW (HPZ or HL) FACT SHEET

Introduction – Historic design review is required for all projects involving exterior changes (front, side or rear) to properties with Historic Preservation Zone (HPZ) or Historic Landmark (HL) zoning. This review is intended to ensure that any changes are compatible with the historic character of the property and/or surrounding historic district.

Design Review Process Overview – Permits for exterior work within HPZ or HL properties will not be issued without an approval letter from the Director of Planning and Development Services (PDSD). Work that does not require a permit, but that will alter the exterior appearance of a property, also requires review and an approval letter from the PDSD Director. Historic design review is intended to be conducted early in the planning process, prior to the completion of final project plans. Only exterior drawings and photographs are required at this stage. Allow for review time of up to 45 working days for a Minor review or up to 60 working days for Full review.

All projects are required to follow the city's Historic process outlined in the Unified Development Code (UDC), Section 5.8. Projects are also evaluated using applicable historic design guidelines for the HPZ or HL to determine the project's effect on the historic character of the property and/or district.

Pre-Application Meeting – In order to obtain a Historic review, contact PDSD staff to schedule a pre-application meeting with one of the historic preservation planners. At this meeting, the planner will discuss the proposed project with you, explain the historic design review process, provide instructions for filing an application, and inform you of any necessary submittal materials. Applicants are encouraged to ask questions about design, materials, placement or other details with the goal of meeting all UDC requirements for historic properties. At this meeting the planner will also determine whether your project requires a Full or Minor historic design review.

Minor HPZ Review - A Minor Historic review is conducted for projects that may or may not require a permit, including but not limited to, electrical panel repairs/upgrades, solar panels, cisterns, walls, fences, gates, signs, installation/replacement of or repairs to a roof, and window and door repair/restoration work (UDC Section 5.8.8.C). Your historic preservation planner will organize a meeting with a member of the Tucson-Pima County Historic Plans Review Subcommittee and a member from the applicable Historic Preservation Zone Advisory Board (if applicable). A review is conducted on-site with the applicant or representative present, and recommendations are forwarded to the PDSD Director. The Director issues a decision letter to the applicant in approval or denial of the project. Total fees for this process are \$126.50.

Full HPZ Review - A Full Historic review is required for grading or erection of a new structure, construction or enlargement of a parking lot, and any alteration involving the modification, addition, or moving of any part of the existing structure (including signs) that would affect the exterior appearance (UDC Section 5.8.8.B). Full review requires that the applicant attend a meeting with the appropriate Historic Preservation Zone Advisory Board and present the proposal. The applicant then attends a second meeting to present the case to the Tucson-Pima County Historical Commission Plans Review Subcommittee. Recommendations from both review boards are then forwarded to the PDSD Director for consideration and decision. Total fees for this process are \$192.50. The decision may be appealed to Mayor and Council (additional fees for the appeal required).

Resident Artisans Retail in HPZ's - Retail sales by resident artisans may be permitted notwithstanding limitations of the underlying zoning standards. A proposed resident artisan use is reviewed and considered for approval in accordance with Section 3.3.4, 100' Notice Procedure. A resident artisan use may be allowed as an accessory use to a principal residential in accordance with the following standards listed in UDC Section 5.8.7.B. Total fees for this process are \$99.50.

TIPS FOR HISTORIC DESIGN REVIEW APPLICANTS:

1. Review all applicable historic design standards in UDC 5.8 and TSM 9-02 prior to submitting an application.

<https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations>

2. Review all Design Guidelines for the applicable Historic Preservation Zone.

<https://www.tucsonaz.gov/preservation/city-historic-designations-and-design-review>

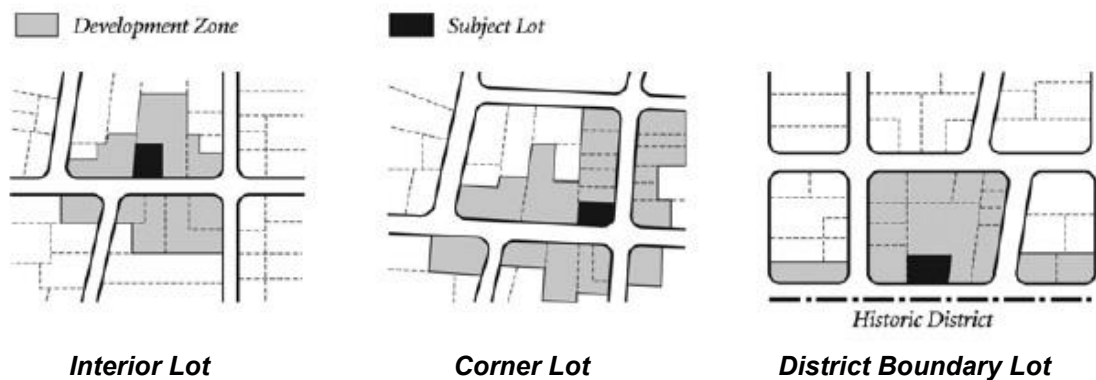
3. Review the Secretary of Interior Standards for Rehabilitation of Historic Buildings (for modifications or additions to historic buildings).

<https://www.nps.gov/tps/standards/rehabilitation.htm>

4. Ask about Historic Advisory Board or Plans Review Subcommittee courtesy reviews for projects prior to submission of a permit application.

5. Submit plans digitally (PDF) at <https://www.tucsonaz.gov/file-upload-pdsd>

6. Know your Development Zone.



7. Prepare to explain how the proposed construction is compatible with contributing properties within the Development Zone in regards to the Design Standards listed below. Provide addresses, measurements (i.e. dimensions of buildings, setbacks,) and photos of precedent contributing structures.

- Building Height Compatibility
- Building Form
- Setbacks
- Rhythm
- Proportion
- Color
- Roof Type
- Landscaping
- Surface Texture
- Enclosures
- Site Utilization
- Utilities
- Projections and Recessions
- Details



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: July 27, 2020

PDSD Activity Number: _____

HPZ Case Number: _____

Property Development Name: Fort Lowell Historic Preservation Zone : Casa Cheruy / Quartermaster's Corral

Property Address: 3031 North Craycroft Road, Tucson, Arizona 85712

Pima County Assessor Parcel Number(s): 110090200

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☒ Fort Lowell ☐ West University

Applicant Name: Demion Clinco ☒ Owner ☐ Architect/Designer ☐ Other

Applicant Address: 1602 East Fort Lowell Road

City/State/Zip: Tucson, Arizona, 85719

Phone: 520-247-8969 Email: demionclinco@gmail.com

Property Owner Name: 3031 North Craycroft LLC

Property Owner Phone: 520-247-8969

Property Owner Email: demionclinco@gmail.com

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): _____

PROPOSED NEW CONSTRUCTION or ALTERATION

Enclosure: Site Wall and Patio Wall

By state law, we cannot initiate a discussion with you about your rights and options,
but we are happy to answer any questions you might have.



HISTORIC PRESERVATION REVIEW APPLICATION

Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

.....
I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: _____

Date: July 27, 2020

3031 North Craycroft Road
City of Tucson Fort Lowell Historic Preservation Zone

- A. Enclosure: Site Wall
- B. Enclosure: Patio Wall

Because of excessive traffic sound from Craycroft Road (Pima Association of Governments 2014 Traffic Volume: Day Volume: 39,657; Night Volume 8,920) there is a significant diminishment of the sense of place. This proposal is for the construction of two walls that will provide sound barriers to reduce the traffic noise.

A. Proposal is for a Site Wall that will run the length of the property along Craycroft Road along the property line which is set back 25 ft from the public right-of-way. The wall will be constructed from San Luis Style - Burnt Adobe, a material that has historically been used throughout the property. This style of burnt adobe has a natural blend of neutral earth colors that will help it blend into the natural landscape. The wall will break at the existing driveway for automobile ingress/egress. The proposal is consistent with other walls along Craycroft in the Development Zone that range from 6 - 9 ft tall.

B Proposal for a Patio Wall that follows the existing fence line from the southeast corner of the house along the east edge of the fenced yard. The wall constructed of masonry or burnt adobe will be lime plastered with apricot color to match the existing house. The wall will include a lintel and gate, a design feature found on the contributing historic properties in the development zone. (See attached pictures).

The design proposal is consistent with the HISTORIC DESIGN REVIEW (HPZ or HL) 5.8.9. DESIGN STANDARDS, Technical Standards Manual SECTION 9-02.0.0: HISTORIC PRESERVATION ZONE and the Fort Lowell Historic Preservation Zone Design Review Guidelines. The relevant sections on enclosures are excerpted below.

Technical Standards Manual
SECTION 9-02.0.0: HISTORIC PRESERVATION ZONE

The design context within the development zone is particularly important as a guide for streetscape improvements, siting and setbacks, and building massing. Changes to architectural detailing are evaluated based on comparisons within the development zone of similar buildings. Principal buildings are compared with other principal buildings that reflect a similar historical period and style. Alterations to a historic building or structure located on a Contributing Property must be true to the style of the original construction or, in the case of new construction, to a characteristic historical style and period within the development zone.

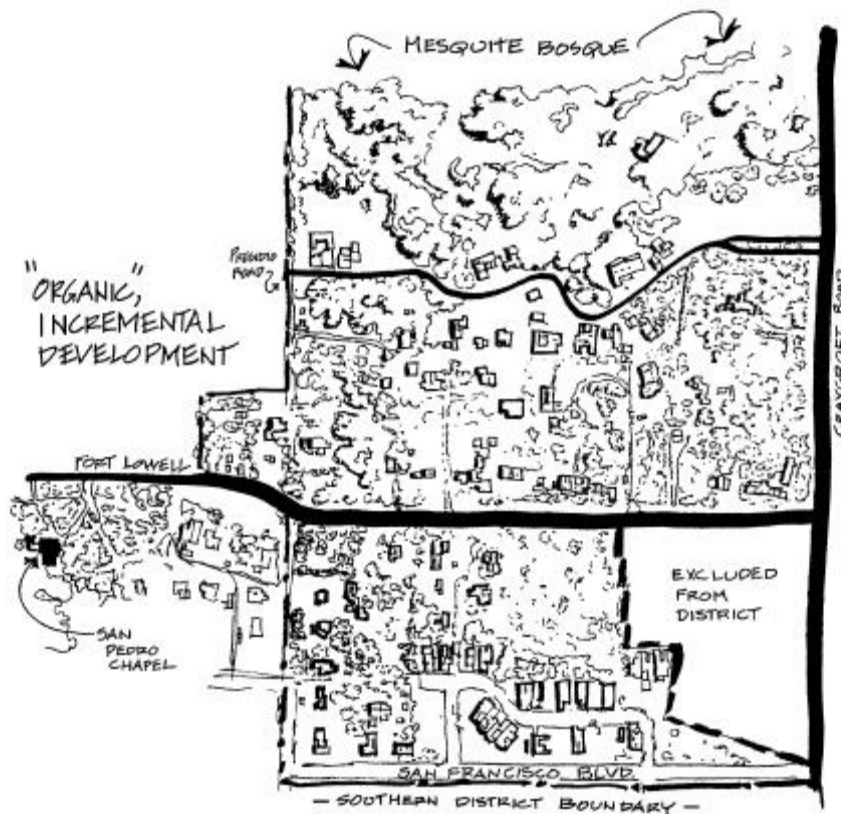


Figure 8: Irregular Setbacks, Fort Lowell Historic Preservation Zone (HPZ)

In the area represented in [Figure 8](#), the setbacks from interior property lines do not follow a regular pattern. In this example low density development has been incremental and informal and has resulted in the preservation of valuable native vegetation. In this case, determining the prevailing setbacks entails an evaluation of both the character of site design in the entire development zone and close scrutiny of setbacks of adjacent properties.

4.3 Enclosures

Fences, privacy walls, or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the subject structure and the historic character of the development zone. The height of a new privacy wall or fence cannot obstruct the public view of buildings and structures from the street, except where it is used to simulate zero-lot-line construction to meet compatibility criteria; new solid walls or fences at the front of a property should not be taller than four feet as measured from the street-side grade, but may be up to six feet tall on the sides and rear of a property. Privacy wall and fence materials must be appropriate to the historic context of the structure and the neighborhood. Although recommended materials for enclosures vary from district to district, adobe, stone, stuccoed masonry, wood picket, and wrought

iron are acceptable. Chain link, unpainted redwood, and unstuccoed concrete block are not acceptable materials.

3031 North Craycroft is set in the middle of a three acre parcel below the grade of Craycroft Road. Only the upper section of the secondary east facing elevation of the house can be seen from Craycroft. The primary north elevation can be seen from the public right away along El Presidio Road. This view is not modified by the proposal.

**From the Fort Lowell Historic Preservation Zone Design Review Guidelines
Site Elements - Enclosures**

Fences, privacy walls, or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the subject structure and the historic character of the development zone. Generally adobe, stone, stuccoed masonry, ocotillo and wright iron are acceptable.

The proposed site elements are consistent with the Fort Lowell Historic Preservation Zone Design Review Guidelines Site Elements - Enclosures

HISTORIC DESIGN REVIEW (HPZ or HL)

5.8.9. DESIGN STANDARDS

A. Generally

Alterations or additions to a Contributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of Contributing Properties within the development zone of the site.

L. Additional Review Standards

3. Enclosures

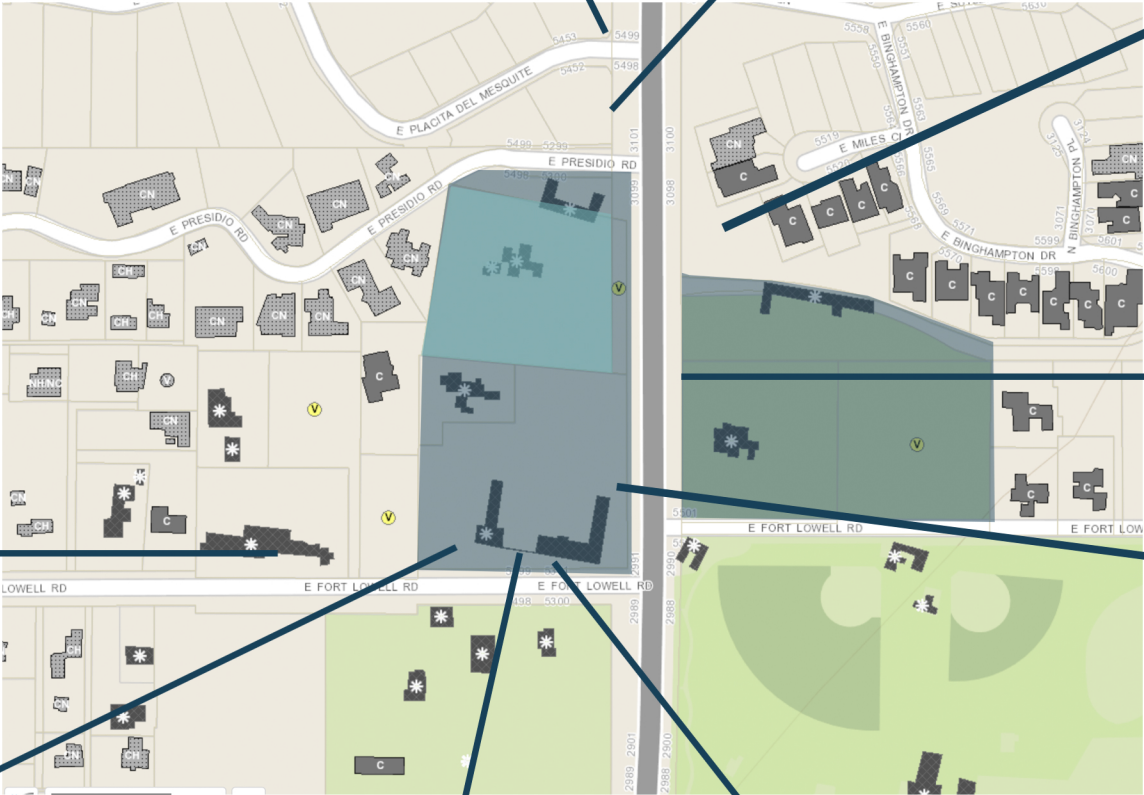
Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with Contributing Properties within the development zone and shall reflect the historic period of the HPZ.

The proposed site elements are consistent with the Historic Design Review Standards

3031 North Craycroft Road, Tucson AZ 85712
City of Tucson - Fort Lowell Historic Disitrcet Zone

Subject Lot

Development Zone



PRESIDO RD.

CRAYCROFT RD.

WASTE WATER

NEW WALL

MAN HOLE

ELECTRICAL POLE

HOSE BIB

GAS METER

NEW WALL

HOSE BIB

ELECTRICAL POLE

WATER METER

NEW WALL

HOSE BIB

PARCEL: 110-09-0200
ZONING: HRX-2
TUCSON REGISTERED NEIGHBORHOOD: OLD FORTLOWELL

PARCEL: 11009006G
ZONING: HRX-2

DRAWING SYMBOLS LEGEND

X
AX.X

DETAIL MARKER

X
AX.X

ELEVATION MARKER

XX

KEYNOTE

X
AX.X

SPEC SECTION,TYP

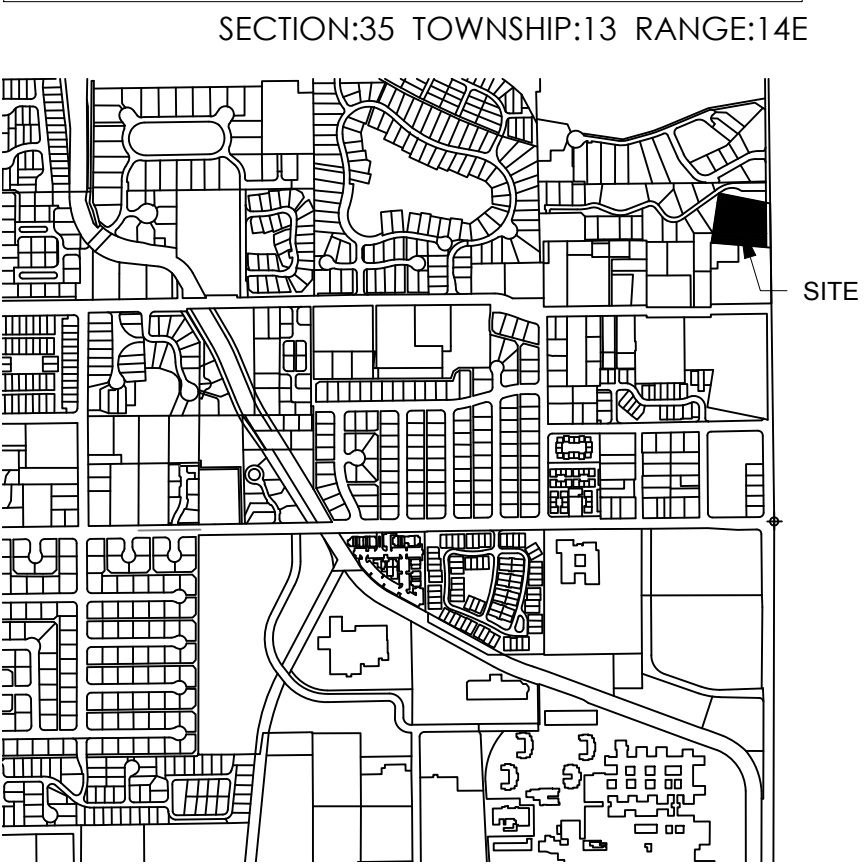
X
AX.X

SECTION TAG

SHEET INDEX

| | |
|------|-------------------------|
| G.1 | TITLE SHEET & SITE PLAN |
| A1.0 | ELEVATIONS AND DETAILS |
| A1.0 | ELEVATIONS WALL DETAILS |

PROJECT MAP



OWNER

CLINCO FAMILY
3031 N. CRAYCROFT RD.
TUCSON, AZ 85712
(520)247-8969

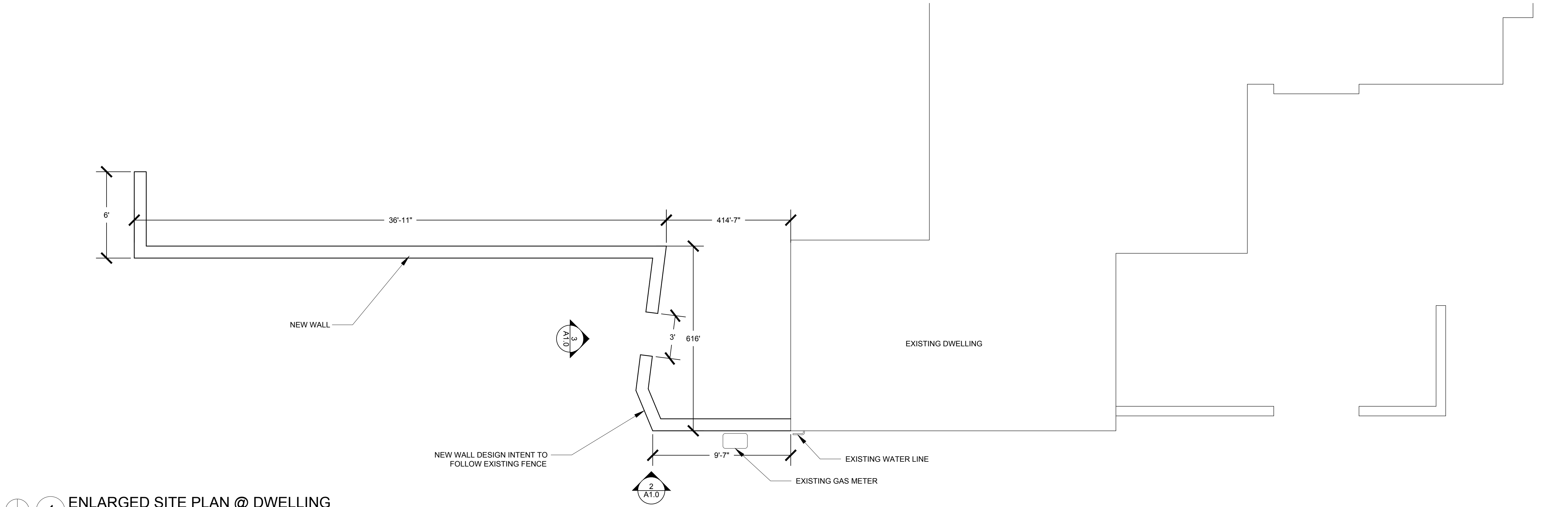
HISTORIC CASA CHERUY
PRIVACY WALL

3031 N. CRAYCROFT RD.
TUCSON, AZ 85712

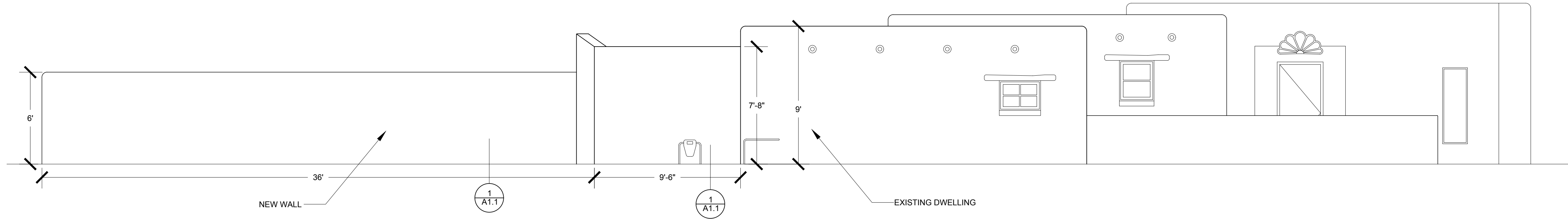
G.1 SITE PLAN & TITLE SHEET

DRAWN BY: DC
CHECKED BY: Checker

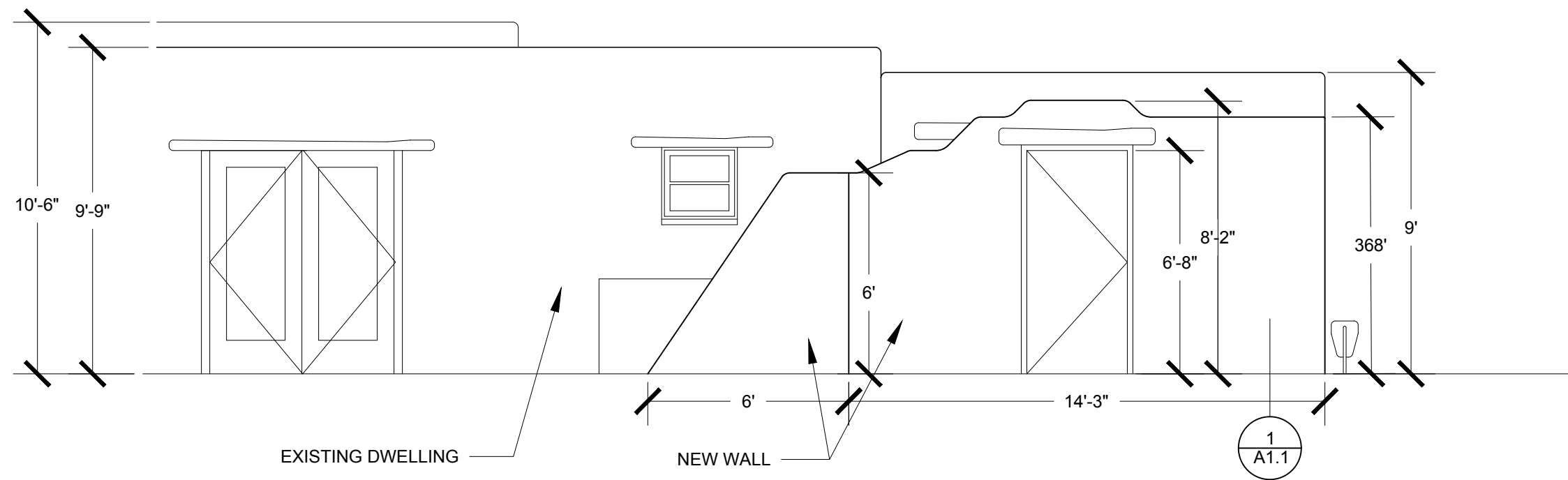
© DATE: 5.17.2020



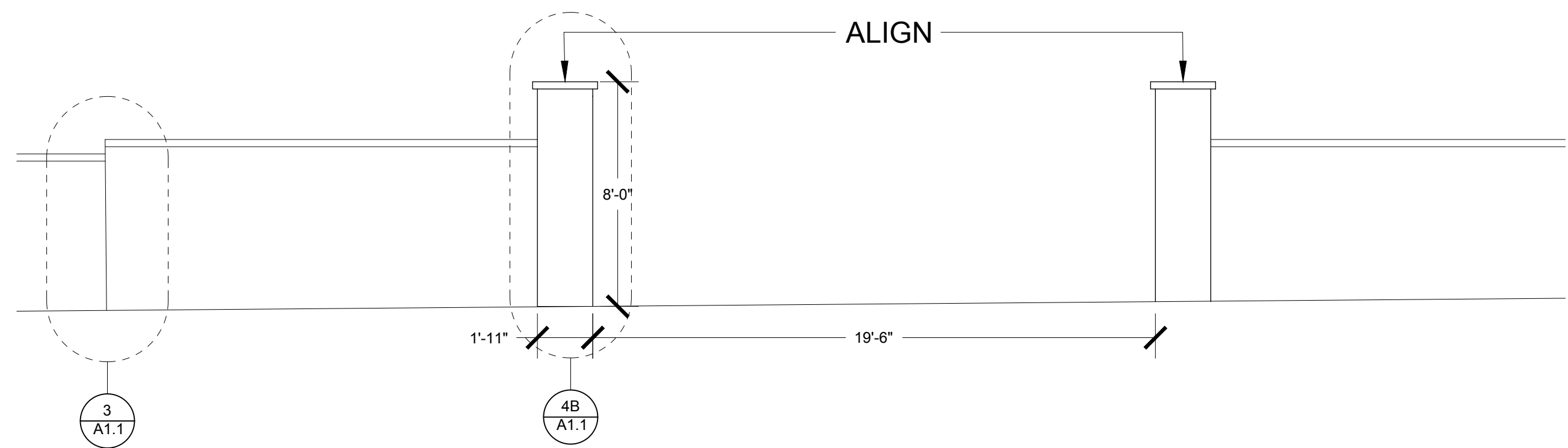
1 ENLARGED SITE PLAN @ DWELLING
SCALE: 1" = 20'-0"



2 ELEVATION - EAST
SCALE: 1" = 20'-0"



3 ELEVATION - SOUTH
SCALE: 1" = 20'-0"



3 ELEVATION - SOUTH
SCALE: 1" = 20'-0"

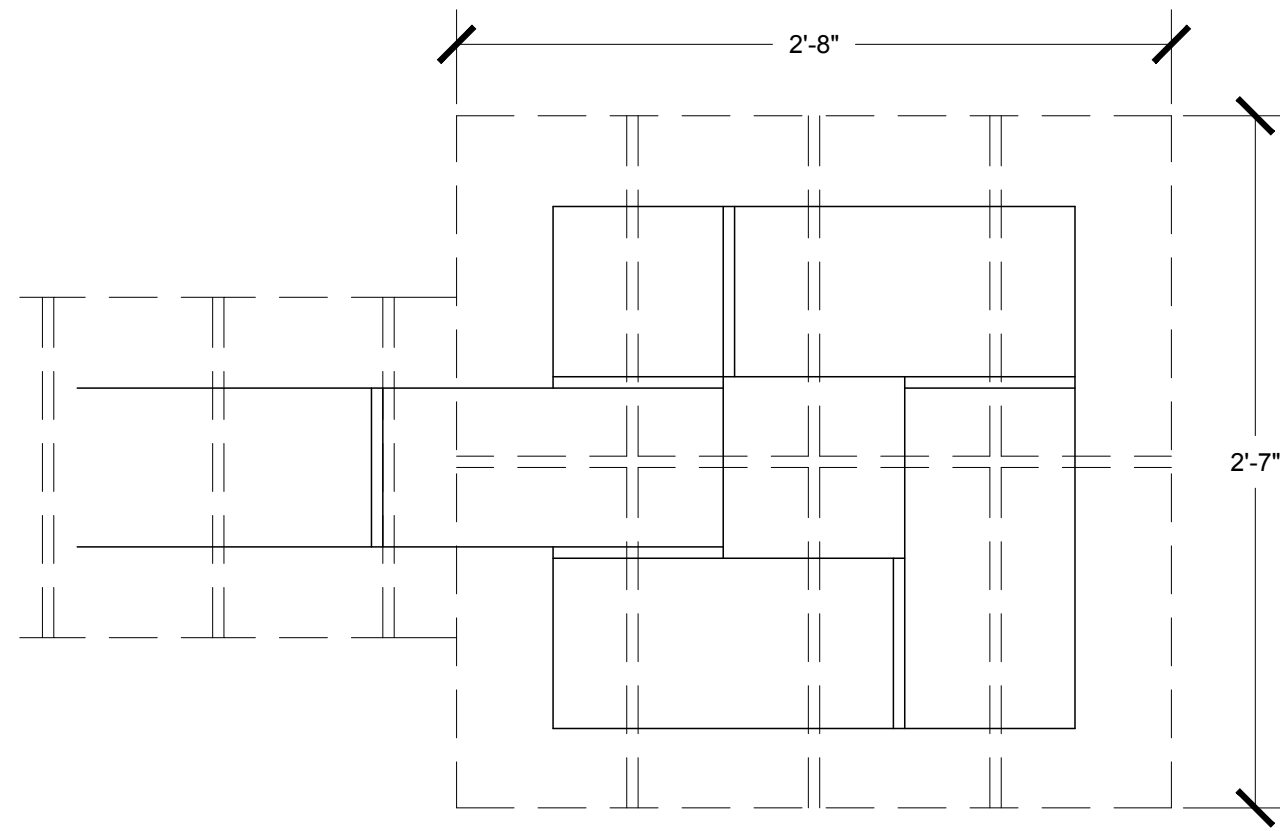
HISTORIC CASA CHERUY PRIVACY WALL

3031 N. CRAYCROFT RD.
TUCSON, AZ 85712

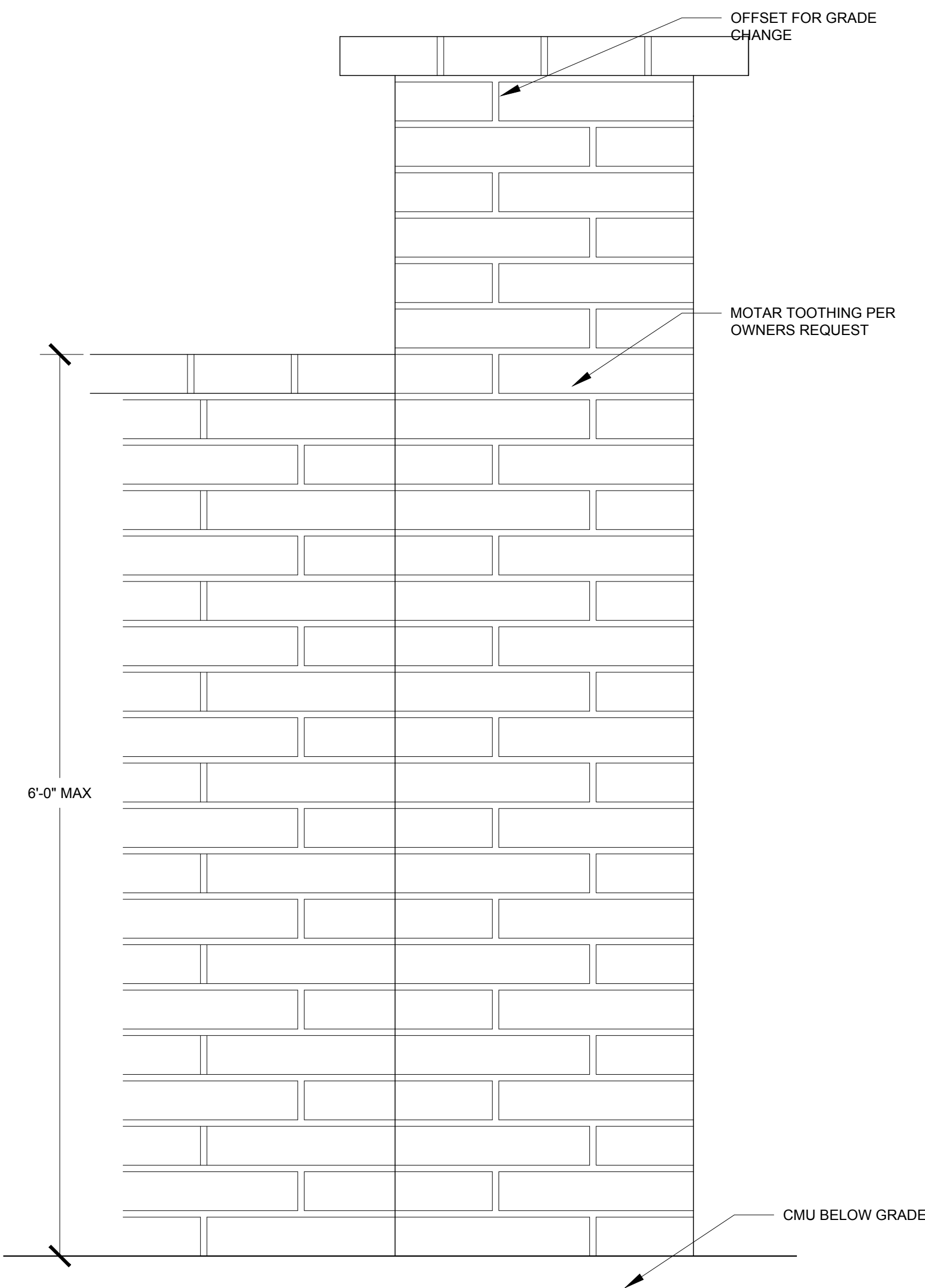
A1.0 PLAN & ELEVATIONS

DRAWN BY: DC
CHECKED BY: Checker

© DATE: 5.17.2020

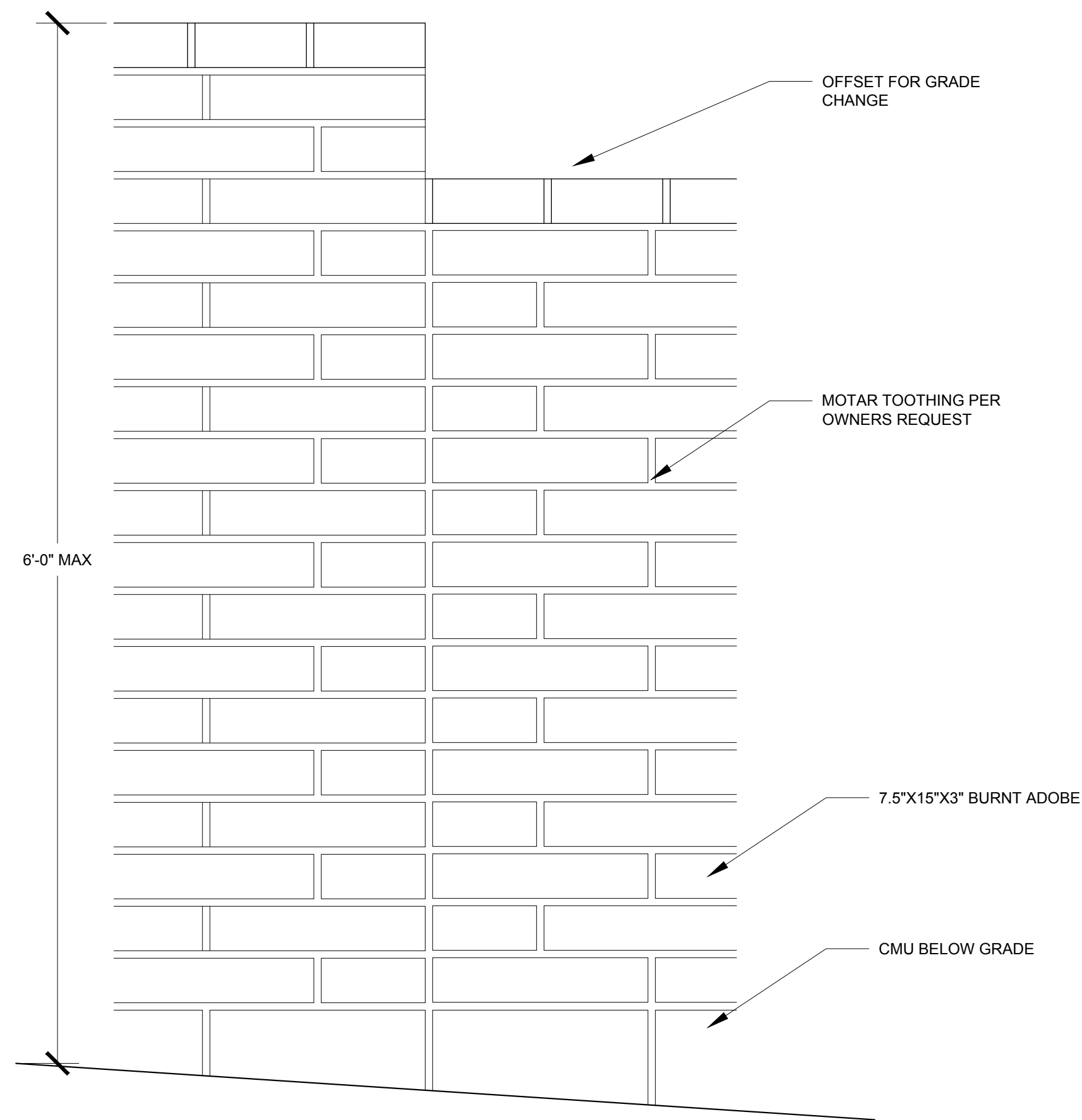


4A BRICK WALL @ COLUMN PLAN
SCALE: 1" = 20'-0"

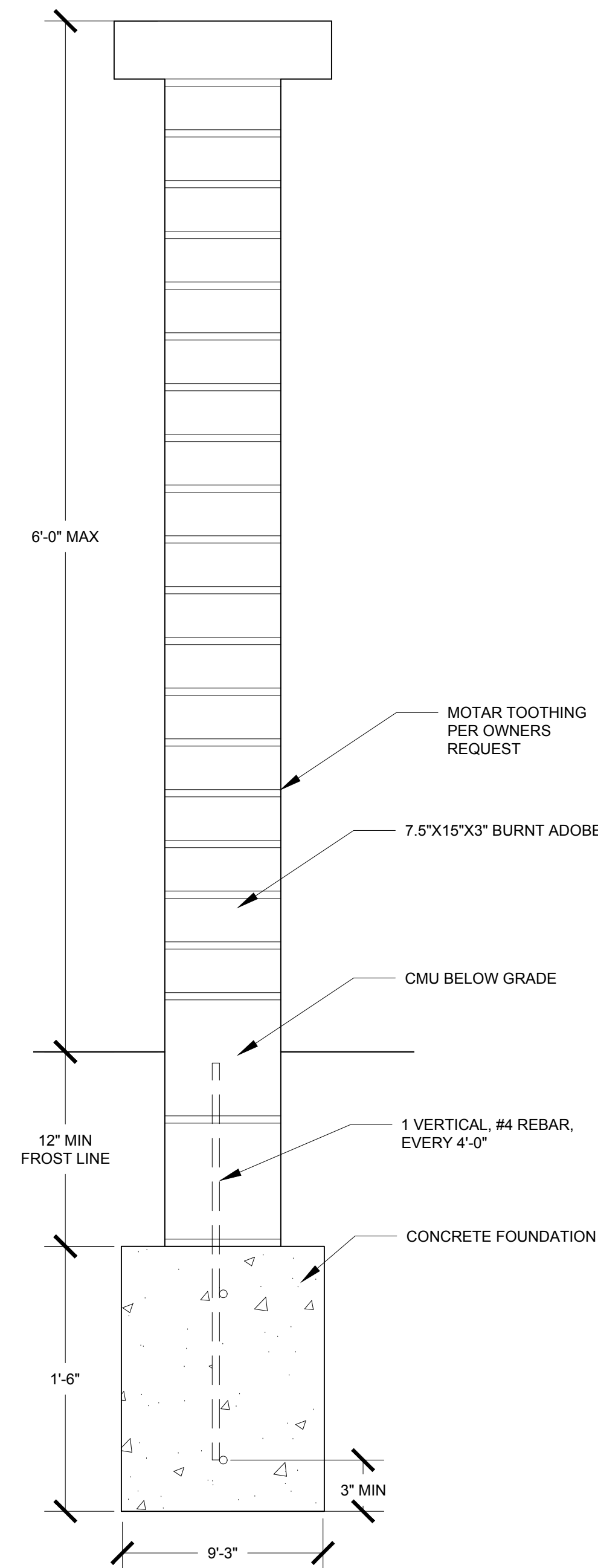


4B BRICK WALL @ COLUMN ELEVATION
SCALE: 1" = 20'-0"

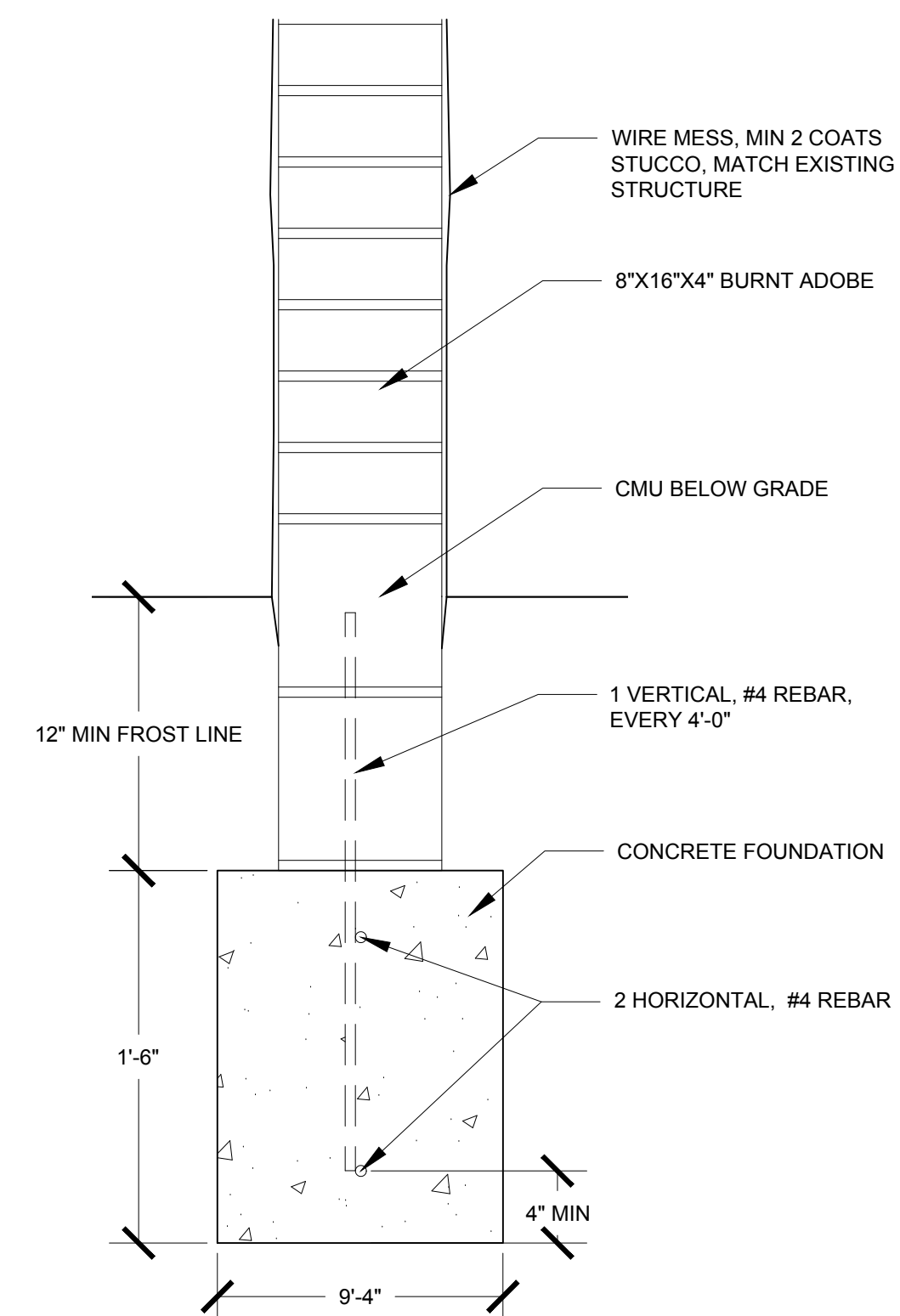
4 BRICK WALL @ COLUMN
SCALE: 1" = 20'-0"



3 BRICK WALL ELEVATION @ LEVEL CHANGE
SCALE: 1" = 20'-0"



2 BRICK WALL & FOUNDATION DETAIL
SCALE: 1" = 20'-0"



1 STUCCO WALL @ FOUNDATION DETAIL
SCALE: 1" = 20'-0"

HISTORIC CASA CHERUY PRIVACY WALL

3031 N. CRAYCROFT RD.
TUCSON, AZ 85712

A1.1 WALL DETAILS

DRAWN BY: DC
CHECKED BY:
Checker

© DATE: 5.17.2020



GATE TO CORRAL

Original Corral Gate, c. 1911 (3031 North Craycroft Property)



South Elevation and Fence proposed to be replaced with masonry stucco patio wall.



East Fence proposed to be replaced with masonry stucco patio wall.



View from public right-of-way on Craycroft Road



Driveway View from public right-of-way on Craycroft Road



View from public Right-of-way on El Presidio Drive



View from public Right-of-way on El Presidio Drive



San Luis Burnt Adobe Sample from 3031 North Craycroft Road.

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. _____ Site Address: _____

HPZ: ☐ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Historic Status: ☐ Contributing ☐ Non-Contributing ☐ Vacant

Applicant Name: _____ ☐ Owner ☐ Architect/Designer ☐ Other:

Owner (if different): _____

Brief Description of Proposed Work: _____

Type of Review: ☐ Full ☐ Minor ☐ Rio Nuevo Area ☐ Infill Incentive District

Development Zone: ☐ Interior Lot ☐ Corner Lot ☐ Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? ☐ Yes ☐ No

HZAB Review Date(s): _____

PRS Review Date(s): _____

| Minor/Full | Required Materials |
|--------------------------|--|
| <input type="checkbox"/> | Fee |
| <input type="checkbox"/> | Completed and signed HPZ Application form |
| <input type="checkbox"/> | Final UDC Compliance Review Zoning comments as issued by PDSD staff |
| <input type="checkbox"/> | Description and photographs* of type, color and texture of proposed materials |
| <input type="checkbox"/> | Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9 |
| <input type="checkbox"/> | Dated site plan and elevations at 11" x 17" |
| <input type="checkbox"/> | Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status. |
| <input type="checkbox"/> | Arizona Historic Property Inventory Form (if available) |
| <input type="checkbox"/> | Photographs* of the project site and surrounding area |
| <input type="checkbox"/> | Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable |

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>